

TOWN OF HUNTER PLANNING BOARD

MEETING MINUTES

AUGUST 5TH, 2025

Board Members Present

Marc Czermerys
Penny Sikalis
Susan Kukle
Joseph Zecca
Peter Kelly
Susan Friedman
Aleksandra Smith

Absent Members

Rose Santiago
Charles Knopp

Public Present

Andy Kane
David Baker
David Kukle
Fred Metzger
William Clark
Fran Clark

PUBLIC HEARING

Thompson Site Plan Review, Parcel #209.00-4-5 Elka Park

- A Kane presenting
- This project is a small studio being constructed on the property of the applicant
- This studio will be used as a workspace
- No comments from the public
- Motion by Susan Kukle to close the public hearing 2nd Penny Sikalis 7-0

Marc Czermerys called the meeting to order at 6:35pm.

Pledge of Allegiance

Member Roll

Motion by Penny Sikalis to approve the July 1st, 2025 Planning Board Minutes
2nd Joseph Zecca 7-0

OLD BUSINESS

Cortina Mountain Estates extension of Conditional Subdivision

- D Baker Presenting
- Motion by Marc Czermerys to grant a 90-day extension on the conditional subdivision approval until November 5th, 2025. 2nd Penny Sikalis 7-0

Thompson Site Plan Review, parcel 209.00-4-5 Elka Park

- A Kane presenting
- Reply from DEP, DEC and Greene County
- Greene County recommended that the town ensure stormwater from any new impervious surfaces are properly managed.
- DEC does not require any permits from their office.
- Lighting will be downlighting
- Board reviewed part 1 and 2 SEQR
- Motion by Joseph Zecca for a negative declaration 2nd Alexandra Smith 7-0
- No concerns from the board about this project
- Motion by Marc Czermerys to approve the site plan as presented with the condition that any additional lighting that is added to the building will be downlit and dark sky compliant. 2nd Penny Sikalis 7-0

NEW BUSINESS

Graffeo Lot Line Adjustment parcel #206.04-3-2.21, 206.04-3-5 Lanesville

- F Metzger presenting
- Applicant would like to adjust the lot line between the 2 parcels to clear a garage which straddles the lot line and construct a guest house on one of the parcels.
- No concerns from the board on this lot line adjustment
- Motion by Penny Sikalis for approval of lot line adjustment as presented

2nd Joseph Zecca 7-0

6493 Route 23A/Mateyav STE Site Plan Review parcel #181.07-3-5 Tannersville

- W Clark presenting
- This project is an STR in Tannersville w/10 bedrooms and 2 bathrooms
- This property has 6 bedrooms per the Code Enforcement Officer.
- Applicant would like to add 4 more bedrooms, they were informed this would need to be looked in to through the Code Enforcement office
- M Czermerys informed applicants that they will need to figure out bedroom situation ahead of any approvals being made for an application
- M Czermerys stated they would also need to have a parking plan for application to be reviewed.

Public to be Heard-no comments

Motion by Susan Friedman to close the planning meeting 2nd Susan Kukle 7-0